

Town & Country

Estate & Letting Agents

Bodwyn Crescent, Wrexham

No Onward Chain £350,000



Situated in a Crescent of similar homes within the highly desirable village of Gresford, which offers easy access to both Wrexham and Chester along with local motorway networks. This detached property benefits from gas central heating and UPVC double glazing and comprises in brief; an entrance hall, study/ground floor bedroom, cloakroom WC, living room, dining area, conservatory, kitchen and utility room. The first floor landing offers access to three double bedrooms and a generous size bathroom.

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Externally Front

The property is approached over paved off-road parking with a shrub and gravelled front garden, outside lights and timber arched gateway leads along the side of the property.

Entrance hall

8'4" x 7'6"

The property itself is entered through a UPVC and leaded double glazed front door, which opens to an entrance hall with timber laminate flooring, a window to the side elevation, a display window to the living room and doors off opening to the study/ground floor bedroom, living room and cloaks cupboard with hanging.

Study/ground floor bedroom

11'9" x 8'3"

With timber laminate flooring. window to the front elevation, radiator and doorway opening to the inner hallway.

Inner hallway

Having timber laminate flooring, radiator and doors opening to the cloakroom WC, study/ground floor bedroom and to the living room.

Cloakroom, WC, 4'6" x 2'10"

4'6" x 2'10"

Installed with a low-level WC, hand wash basin, radiator, ceramic tiled floor and window to the side elevation.

Living Room

14'2" x 13'8"

With recessed downlights set within the ceiling, timber laminate flooring, radiator, stairs off rising to the first floor, accommodation with storage cupboard, below open through way to the dining area and doors off to the entrance hall, inner hallway into the kitchen.

Dining Area

9'6" x 8'4"

With a timber laminate flooring, continuing in from the living room with downlights set within the ceiling and featuring an electric fire with a marble hearth and Adam style surround and then open three-way leads to the conservatory.

Conservatory

13'5" x 10'6"

The timber laminate flooring continues into a conservatory constructed of a low brick wall with UPVC double glazed frame and French doors opening to the garden with two radiators and a ceiling fan/light.

Kitchen

11'5" x 7'9"

The kitchen is installed with a range of white wall base and drawer units complimented by stainless steel handles. Worksurface space house is a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback's integrated appliances, including stainless steel oven, hob and extractor along with a wine cooler. There are two windows facing the rear elevation set within the ceiling recessed downlights and an arched through which leads to the utility Room.

Utility Room

12' x 4'6" max

With space for a washing machine and space for a dryer, worksurface space and breakfast bar above with tile splashback's. The window faces, the rear elevation colour set within the ceiling recessed downlights, there is a radiator and UPVC double doors open to both front and rear elevations of the property.

First Floor Landing

Doors off, opening to all three first floor bedrooms and the bathroom.

Bedroom One

12'1" x 10'8"

Two windows facing the front elevation, radiator, and fitted with maple style wardrobes, a luggage cupboard and drawers.

Bedroom Two

12'7" x 10'1"

Two windows face the rear elevation, radiator.

Bedroom Three

8'1" x 10'1"

Window to the front elevation, radiator.

Bathroom

8'2" x 8'2"

The bathroom is installed with a four piece white suite, which comprises a corner spa bath with mixer tap, corner shower enclosure with Julian thermostatic shower, dual flush low-level WC and pedestal hand wash basin, heated towel rail, laminate floor, two opaque windows to the side elevation.

Externally Rear

To the rear of the property has a low maintenance, predominantly gravel garden with decked patio area with inset spotlights, an external water, supply, and lighting, along with a timber shed.

Services

The agents have not tested any of the appliances listed in the particulars.

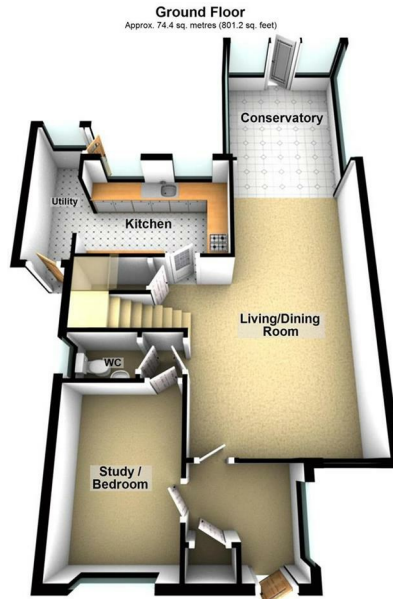
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in

these sales particulars which are approximate and intended for guidance purposes only.

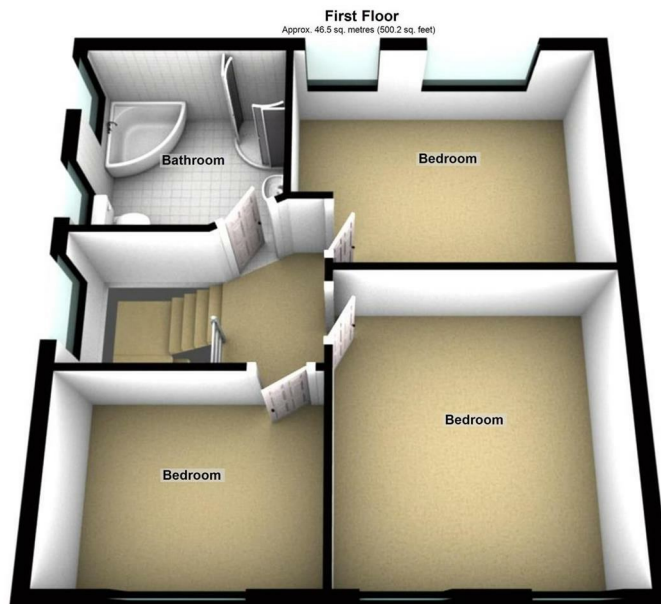
Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



Ground Floor
 Approx. 74.4 sq. metres (801.2 sq. feet)

Total area: approx. 120.9 sq. metres (1301.3 sq. feet)



First Floor
 Approx. 46.5 sq. metres (500.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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